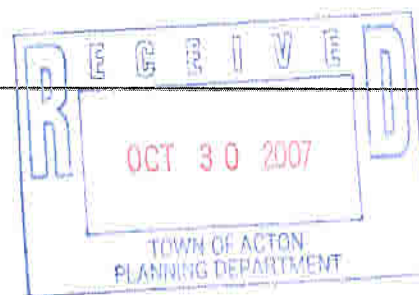


Kim DelNigro

From: NY1776 [ny1776@verizon.net]
Sent: Tuesday, October 30, 2007 9:04 AM
To: Planning Board
Subject: Note from Al Dennison RE Quail Ridge housing.



Gentleman & Ladies of the planning board,

I am watching with some distress the goings on re Quail Ridge and it's conversion to a 9 hole course with over 55 housing built on the other 9 holes.

As one of the many who though the planned course was a great stretch doomed to failure, I see the present plan going in the same direction.

No matter how well he conforms to his plan, the likelihood that he will find enough persons over 55 willing to purchase homes in Acton is slim to none, and I think slim is leaving town.

Most people moving into Acton are doing so for the school system and are willing as a result to deal with the tax burden, something that will only become more onerous in the future. Most older families whose children have graduated and moved, choose to leave Acton and it's high taxes and move to other less expensive areas regardless of how much money they have.

We folks who are over 55 and staying I would propose have lived here for many years, paid off our homes, and include, like me, a small group whose children have chosen to raise their family in town therefore making it impossible for my wife and I to leave. ;-)

It is a fact that most businesses fail because the owner gives up, rather than for lack of money. Quail Ridge's rather short term of existence before surrender is an indication of how poor the leadership is and that will not change when they feel the stress of building and selling over 55 housing.

I predict within a short few years he or his successors will be back looking to lift the 55 restriction because they cannot sell the homes. As a result most of them will ultimately contain children that will increase in all of the towns facilities which that brings.

The subject of 9 hole course itself cannot be omitted from this discussion. It will fail for the same reasons that the 18 hole course failed. Too much overhead with too little income. One does not have to look far for examples of this. Baring divine intervention, the course in Maynard is within a year of closing and Nabnasit in Westford has similar income outgo problems. The future holds a request for more housing on these holes as well.

I do not understand why the town is obligated to let him build that project after giving him a pass to build his previous project. A considerable amount of town resource was expended on the course plan now to be thrown into the waste bin. Aren't we capable of forcing him to keep the property in the use for which he developed it.

We certainly are not required to help bail out him and the members who joined at at those outrageous prices.

10/30/2007

Failure is a great learning experience, and in a town such as Acton where a premium is placed on it, I believe it would be very unfair to deprive those involved, of that opportunity.

Finally I will emphasis once again that the entire project including 9 hole golf course and housing be considered as a single entity and we have a clear understanding of the owners ability to meet the financial burdens of both projects before allowing it to proceed.

Allan

Allan G. Dennison Jr.
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<http://mysite.verizon.net/vzep9124/>

Allan, It's just a case of mind over matter.
I don't mind and you don't matter.
CPO Foster USCGTC Cape May, NJ 1960

Kim DelNigro

From: Lim, Sungyung [slim@draper.com]
Sent: Thursday, November 08, 2007 10:48 AM
To: Planning Board
Cc: sungyung_lim@yahoo.com; yunhee_choi@yahoo.com; svanaur@comcast.net; jrussell6@gmail.com; rfluz@comcast.net
Subject: some questions regarding to Quail Ridge Development Plan
Attachments: Residential Privacy Interference.ppt

Dear Mr. Niemyski, Chairman of Planning Board

I'm Sungyung Lim and living at 537 Acorn Park Drive.
I have raised potential significant privacy interference of my residency and my neighbors' residency due to Quail Ridge development.
To help the planning board understand its seriousness, I and Shanti (living at 535 Acorn Park Drive) have made a package of pictures with help of our friends. As you see, the privacy interference would mutual because we would be able to watch the backyards and insides of some Quail Ridge houses as the Quail Ridge residents would be.

To mitigate this serious issue, we have formed a couple of recommendations and requests to the developer. We ask the planning board to review the attached package and to force the developer to take action.

Thank you for your consideration and service.

Sincerely yours,

Sungyung

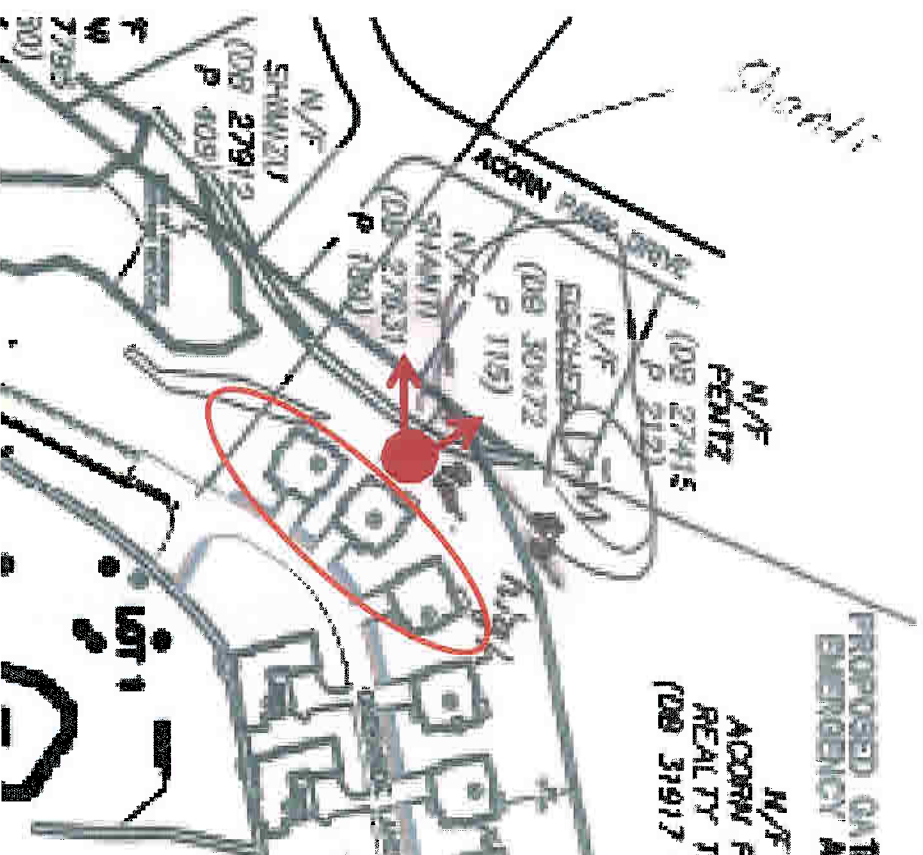
Potential Residential Privacy Interference Due to Quail Ridge Development

Sungyung Lim & Yunhee Choi
537 Acorn Park Dr.

Shanti Vanguri
535 Acorn Park Dr.

Map:

shows very close distance
between Quail and Our Houses



From Site Layout Plan of Quail Ridge House Development Plan

Serious Privacy Interference on LIM's House (former FISCHER's)

Far-sight view



Close-up



Standing view from red-marked spot

- [1] Significant Buffering and Landscaping work required to protect the privacy of my residency from (and to) potential Quail Ridge houses.
- [2] Shortest distance between Quail Ridge and Acorn Park community.
 - Elimination of 2 or 3 end-unit houses may significantly mitigate the interference.

Serious Privacy Interference on SHANTI's House

Far-sight view



Close-up



- [1] Significant Buffering and Landscaping work required to protect the privacy of my residency from (and to) potential Quail Ridge houses.
- [2] Shortest distance between Quail Ridge and Acorn Park community.
 - Elimination of 2 or 3 end-unit houses may significantly mitigate the interference.

Requests to Quail Ridge Developer

- Provide final improvement plan to mitigate residential privacy interference:
 - We strongly recommend these options
 - Elimination of a couple of end residential units with Landscaping or
 - Relocation of these units to provide sufficient buffer zone with Landscaping.
- Provide a detailed visualized final picture of the Quail Ridge houses and landscape of concerned area (FISCHER and SHANTI's houses).
 - “Final” means after the improvement plan is successfully executed.